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2 The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday,  
3 May 11, 2010 at Westfield City Hall. Members present included Dan Degnan, Randy Graham,  
4 Bill Sanders, Craig Wood, and Martin Raines. Also present were Ryan Schafer, Planner; Kevin  
5 Todd, Senior Planner; and City Attorney, Brian Zaiger.  
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8 **APPROVAL OF MINUTES**  
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10 Wood moved to approve the April 13 minutes as presented.  
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12 Graham seconded, and the motion passed by voice vote.  
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15 Sanders reviewed the Public Hearing Rules and Procedures.  
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17

18 **NEW BUSINESS**  
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20 1005-VU-01                      1021 Kendall Court; *Yevgeniy Kelwanson*  
21                                      The Appellant is requesting a Variance of Use from the Westfield  
22                                      Washington Zoning Ordinance (WC 16.04.070, 2) to allow for an  
23                                      Automobile Service and Repair, and Auto Storage facility within the US  
24                                      31 Overlay District; located in the EI District.  
25

26 Schafer reviewed the petition which is a use variance to allow for the development and operation  
27 of an auto service and repair shop as well as an auto storage facility which uses are not currently  
28 permitted in the overlay district but are permitted in the underlying enclosed industrial district.  
29 Schafer further reviewed the history of the area as well as the petitioner's plans and staff's  
30 recommendations.  
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32 Discussion followed regarding buffering, landscaping, and the development process.  
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34 Wood asked about the scope of operation and future growth.  
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36 The petitioner reiterated this is not a new business to Westfield, but one that is relocating within  
37 Westfield and that this is a state of the art auto body shop.  
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39 Wood asked how close the new location is to the current footprint.  
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41 Petitioner responded about 2,000 square feet smaller.  
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43 Wood asked how many vehicles can be on the property inside and in outside storage.  
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45 Petitioner responded six to seven maximum, usually about three or four.  
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47 Wood asked in the present operation, how are vehicle fluids handled.  
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1 Petitioner responded if the car is in an accident, usually all fluids have leaked out.

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3 A Public Hearing opened at 7:32 p.m.

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5 No one spoke and the Public Hearing closed at 7:33 p.m.

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8 Wood moved to approve 1005-VU-01 with the following conditions:

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10 1. That the area of the Property to be utilized as an outdoor vehicle storage area is fully  
11 enclosed using opaque materials and its perimeter screened by plant materials at a rate of  
12 1 evergreen tree per 40 feet and 3 evergreen shrubs per 40 feet.  
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14 2. Same vehicle not permitted to remain on premises more than 60 days.

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17 Raines seconded, and the motion passed 5-0.

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19 Raines moved to adopt staff's finding of fact.

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21 Wood seconded, and the motion passed by voice vote.

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24 The meeting adjourned at 7:40 p.m.

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29 \_\_\_\_\_  
Chairman

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Secretary